109.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,300 / 723,300
					USE VALUE:	723,300 / 723,300
					ASSESSED:	723,300 / 723,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHAM TRI G
Owner 2:	
Owner 3:	
Street 1:	18 REED STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	-
Street 1:	30 LAKE SHORE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,468 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Asbestos Exterior and 1680 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5468.000	314,500		408,800	723,300
Total Card	0.126	314,500		408,800	723,300
Total Parcel	0.126	314,500		408,800	723,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.54 | /Parcel: 430.5

Legal Description

User Acct 69534

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 109.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	314,700	0	5,468.	408,800	723,500	723,500	Year End Roll	12/18/2019
2019	104	FV	246,700	0	5,468.	403,000	649,700	649,700	Year End Roll	1/3/2019
2018	104	FV	231,000	0	5,468.	309,500	540,500	540,500	Year End Roll	12/20/2017
2017	104	FV	216,700	0	5,468.	292,000	508,700	508,700	Year End Roll	1/3/2017
2016	104	FV	216,700	0	5,468.	268,700	485,400	485,400	Year End	1/4/2016
2015	104	FV	193,200	0	5,468.	251,100	444,300	444,300	Year End Roll	12/11/2014
2014	104	FV	193,200	0	5,468.	231,300	424,500	424,500	Year End Roll	12/16/2013
2013	104	FV	201,000	0	5,468.	231,300	432,300	432,300		12/13/2012

!8532!

PRINT

Date	Time
12/10/20	23:06:13

LAST REV

Date	Time
08/05/19	09:49:16

mmcmakin

8532

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	54345-480		2/26/2010		357,500	No	No		
CURLEY EDWARD/J	53688-294		10/16/2009	Estate/Div	300,000	No	No		
CURLEY EDWARD/T	48899-232		1/26/2007	Family	99	No	No		
CURLEY EILEEN	24983-237		11/9/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1018	Re-Roof	7,350		8/18/2014			Strip and re-roof.
3/5/2010	148	Porch	8,000	C				REBUILD REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	294	PATRIOT
11/25/2008	Measured	336	PATRIOT
11/7/2000	Hearing N/C	264	PATRIOT
1/31/2000	Measured	264	PATRIOT
7/20/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5468		Sq. Ft.	Site		0	70.	1.07	6									408,830						408,800	

Total AC/HA: 0.12553 | Total SF/SM: 5468 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,830 | Spl Credit | Total: 408,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.27499998
Const Adj.:	0.94275701
Adj $ / SQ:	204.343
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488330
Depreciation:	173845
Depreciated Total:	314484

COMMENTS

HOUSE NEEDS MAJOR INT WORK. SUBDIV PLAN NO 705 OF 2009 CREATED #14 REED ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

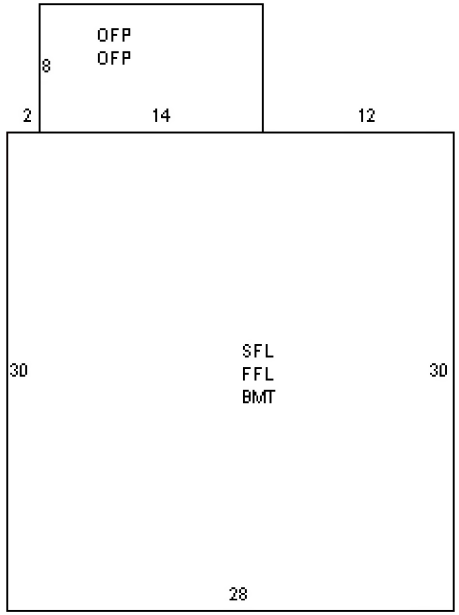
No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	204.34
Special Features:	0	Val/Su Net:	114.61
Final Total:	314500	Val/Su SzAd	187.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	61.300	51,494
FFL	First Floor	840	204.340	171,648
SFL	Second Floor	840	204.340	171,648
OFP	Open Porch	224	22.500	5,040

Net Sketched Area:	2,744			Total:	399,830
Size Ad	1680	Gross Are	2744	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	